

**CITY COUNCIL OF THE CITY OF SAN DIEGO  
SUPPLEMENTAL DOCKET NUMBER 1  
FOR THE REGULAR MEETING OF  
TUESDAY, APRIL 9, 2002**

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**SPECIAL ORDERS OF BUSINESS**

ITEM-S500: National Telecommunicators Week.

**COUNCILMEMBER ATKINS' RECOMMENDATION:**

Adopt the following resolution:

(R-2002-1348)

Proclaiming April 7 through 13, 2002 to be "National Telecommunicators Week" in the City of San Diego.

ITEM-S501: Mr. Marvin Locke Day.

**DEPUTY MAYOR STEVENS' RECOMMENDATION:**

Adopt the following resolution:

(R-2002-1252)

Commending Mr. Marvin Locke for his service and dedication to the City of San Diego.

Proclaiming April 9, 2002 to be "Mr. Marvin Locke Day" in San Diego in honor of receiving the Third Annual City of San Diego Dr. Martin Luther King, Jr. Sanitation Worker Award.

SPECIAL ORDERS OF BUSINESS (Continued):

ITEM-S502: Online Webmaster Certificate Program Day.

**COUNCILMEMBER FRYE'S RECOMMENDATION:**

Adopt the following resolution:

(R-2002-1141 Cor. Copy 3/21/02)

Recognizing and commending the San Diego Centers for Education and Technology for developing and implementing the Online Webmaster Certificate Program;

Proclaiming April 9, 2002 to be "Online Webmaster Certificate Program Day" in San Diego.

**ADOPTION AGENDA, CONSENT ITEMS**

**RESOLUTIONS:**

\*ITEM-S503: Easement Grant - San Diego Gas & Electric Company - 30<sup>th</sup> Street 20A Conversion.

(North Park Community Area. District-3.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the following resolution:

(R-2002-1151)

Authorizing the execution of two easement deeds conveying to San Diego Gas & Electric Company easements for constructing, repairing, modifying, maintaining and using poles, wires, cables and appurtenances, and underground facilities and appurtenance, for the transmission and distribution of electricity, affecting a portion of Lot 8 of Aurora Heights, Map No. 1489, and a portion of Lot 1, Block H, of Burlingame, Map No. 1402.

**CITY MANAGER SUPPORTING INFORMATION:**

The City of San Diego has passed a resolution establishing an underground utility district on 30<sup>th</sup> Street, between Maple Court and Olive Street. The resolution requires that San Diego Gas & Electric Company remove overhead electric facilities and replace them with an underground system. The underground conversion will benefit Switzer Park and the community of North Park.

There is a technical requirement for a riser pole which routes the wires to/from the underground conduit at each end of the underground run. There will be a riser pole, retaining wall and a cabinet at the north end, requiring an easement. At the south end, there is another riser pole within the existing SDG&E franchise area, but its underground foundation creates an encroachment of approximately 125 square feet upon Switzer Park, requiring an easement.

**ADOPTION AGENDA, CONSENT ITEMS (Continued)**

**RESOLUTIONS:(Continued):**

\* ITEM-S503: (Continued)

**CITY MANAGER SUPPORTING INFORMATION:** (Continued)

Both Water and Park and Recreation Departments have approved the easements affecting their respective jurisdictions. The northerly easement is irregular in shape, containing approximately 120 square feet. The southerly easement is irregular in shape, containing approximately 125 square feet.

Pursuant to CPUC Rule 20A, the easements will be granted without a request for compensation.

**FISCAL IMPACT:**

None.

Herring/Griffith/ACG

**ADOPTION AGENDA, CONSENT ITEMS (Continued)**

**RESOLUTIONS:(Continued):**

- \* ITEM-504: Appointments and Reappointment to the Old Town San Diego Planned District Design Review Board.

(See memorandum from Mayor Murphy dated April 2, 2002 with resumes attached.)

**MAYOR MURPHY'S RECOMMENDATION:**

Adopt the following resolution:

(R-2002-1357)

Council confirmation of the following appointments and reappointment by the Mayor to serve as members of the Old Town Planned District Design Review Board for terms ending as indicated:

<u>NAME</u>	<u>TERM EXPIRATION</u>	<u>CATEGORY</u>
Paul W. Johnson (Reappointment)	March 1, 2006	Architect
Charles W. Ambers, Jr. (Replaces Edward M. Tracy, whose term has expired)	March 1, 2006	Property Owner, Old Town
Cynthia Furlong (Replaces Kathleen A. Garcia, who resigned)	March 1, 2003	General Business
Douglas E. Livingston (Replaces Kevin Konopasek, whose term has expired)	March 1, 2005	Landscape Architect

ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS

RESOLUTIONS:

ITEM-S505: Five actions related to the Final Subdivision Map of NTC - Unit No. 1:

(Peninsula Community Area. District-2.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the following resolutions:

Subitem-A: (R-2002-1359)

Approving the final map.

Subitem-B: (R-2002-1360)

Authorizing a Subdivision Improvement Agreement with McMillin-NTC, LLC, for the installation and completion of public improvements.

Subitem-C: (R-2002-1361)

Authorizing a Secured Deferred Improvement Agreement with McMillin-NTC, LLC, for the construction of storm drain outfalls.

Subitem-D: (R-2002-1362)

Authorizing a Maintenance Agreement with McMillin-NTC, LLC, for the maintenance of storm water separators, storm drain and street cleaning, and nuisance water pumping.

Subitem-E: (R-2002-1363)

Authorizing a Landscape Maintenance Agreement with McMillin-NTC, LLC, for the maintenance of landscaping and irrigation.

ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS (Continued)

RESOLUTIONS:(Continued):

ITEM-S505: (Continued)

**CITY MANAGER SUPPORTING INFORMATION:**

This map proposes the subdivision of a 15.551 acre site into 105 lots for residential development plus Lot A. It is located southeasterly of Lytton Street and Rosecrans Street in the Peninsula Community Planning Area.

This land is City-owned, therefore the map requires City Council approval. On October 3, 2000 the Council of the City of San Diego approved City Council Resolution R-293939 for Vesting Tentative Map VTM-99-1076. The City Engineer has approved the final map and states that all conditions of the Tentative Map have been satisfied.

The public improvements required for this subdivision are shown in detail on Engineering Drawing Number 31051-I-D through 31015-100-D, filed in the Office of the City Clerk under Micro Number 141.39. All improvements are to be completed within two years. The Engineer's estimates for the cost of public improvements is \$5,430,867. An agreement has been entered into and a Performance Bond in the above amount has been provided as surety. A cash bond in the amount of \$34,000 as determined by the surveyor's estimate, has been posted as surety for the setting of survey monuments.

This subdivision is located in the Peninsula Community Planning Area, which has impact fees established by City Council, to provide financing for public facilities necessary to support additional development. This development will be subject to those impact fees for the portions of the project which exceed existing development levels. This project is estimated to generate approximately 1,050 average daily trips (ADT). 200 of these trips are estimated to occur on Interstate 8, which has an estimated near-term plus project volume of 226,200 ADT. The proposed Naval Training Center is required to construct an additional lane along the project's frontage on Rosecrans Street. Full occupancy for NTC-Unit No. 1 is expected to be 2004.

**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS (Continued)**

**RESOLUTIONS:(Continued):**

ITEM-S505: (Continued)

**CITY MANAGER SUPPORTING INFORMATION:** (Continued)

A Deferred Improvement Agreement is being entered into to defer the construction of storm drain outfalls until permission is received from the U.S. Navy and regulatory agencies to construct in the Boat Channel. A Performance Bond in the amount of \$2,509,300 has been posted as surety. Subdivider is entering into a secured Maintenance Agreement to cover the extraordinary cost of maintenance of storm water separators, certain storm drain and street cleaning, and nuisance water pumping. A Performance Bond in the amount of \$29,450 has been posted as surety.

A portion of street drainage for this project enters into the park lot/promenade where it flows through grass-lined swales (bioswales) and then enters the storm drain system where it is treated a second time in an oil/water separator. The remainder of the drainage for the site enters the storm drain system and is treated by the oil/water separator before discharging into the boat channel.

**FISCAL IMPACT:**

None.

Ewell/Broughton/GRB



**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS (Continued)**

**RESOLUTIONS:(Continued):**

ITEM-S506: Three actions related to the Final Subdivision Map of NTC - Unit No. 2:

(Peninsula Community Area. District-2.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the following resolutions:

Subitem-A: (R-2002-1254)

Approving the final map.

Subitem-B: (R-2002-1255)

Authorizing a Subdivision Improvement Agreement with McMillin-NTC, LLC, for the installation and completion of public improvements.

Subitem-C: (R-2002-1365)

Authorizing a Landscape Maintenance Agreement with McMillin-NTC, LLC, for maintenance of landscaping and irrigation.

**CITY MANAGER SUPPORTING INFORMATION:**

This map proposes the subdivision of a 23.069 acre site into 104 lots for single-family homes, 12 lots for multi-family homes, 1 lot for a fitness club/gym, plus Lot A and Lot B for landscaping. It is located southeasterly of Lytton Street and Rosecrans Street in the Peninsula Community Planning Area. This land is City-owned; therefore the map requires City Council approval. On October 3, 2000 the Council of the City of San Diego approved City Council Resolution No. R-293939 for Vesting Tentative Map VTM-99-1076.

The City Engineer has approved the final map and states that all conditions of the Tentative Map have been satisfied. The public improvements required for this subdivision are shown in detail on Engineering Drawing Number 31056-1 -D through 31056-67-D, filed in the Office of the City Clerk under Micro Number 141.40. All improvements are to be completed within two years. The Engineer's estimates for the cost of public improvements is \$3,096,217.00. An agreement has been entered into and Performance Bonds in the above amount has been provided as surety.

**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS (Continued)**

**RESOLUTIONS:(Continued):**

ITEM-S506: (Continued)

**CITY MANAGER SUPPORTING INFORMATION:** (Continued)

A cash bond in the amount of \$40,000.00 as determined by the surveyor's estimate, has been posted as surety for the setting of survey monuments. Subdivider, by letter, has given assurance to the City of San Diego that he subscribes to the Affirmative Marketing Program as shown in the "Memorandum of Understanding between the San Diego Building Industry Association and U.S. Department of Housing and Urban Development". This subdivision is located in the Peninsula Community Planning Area, which has impact fees established by City Council, to provide financing for public facilities necessary to support additional development. This development will be subject to those impact fees for the portions of the project which exceed existing development levels.

A portion of street drainage for this project enters into the park lot/promenade when it flows through grass-lined drainage swales (bioswales) and then enters the storm drain system where it is treated a second time in an oil/water separator. The remainder of the drainage for the site enters the storm drain system and is treated by the oil/water separator before discharging into the boat channel. The proposed Naval Training Center Unit 2 project is estimated to generate approximately 1,874 average daily trips (ADT). 250 of these trips are estimated to occur on Interstate 8, which has an estimated near-term plus project volume of 226,450 ADT. The proposed Naval Training Center is required to construct an additional lane along the project's frontage on Rosecrans Street. NTC-Unit No. 2 complete occupancy is expected to be in 2005.

**FISCAL IMPACT:**

None.

Ewell/Broughton/GRB

**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS (Continued)**

**RESOLUTIONS:(Continued):**

ITEM-S507: Four actions related to the Final Subdivision Map of NTC - Unit No. 3:

(Peninsula Community Area. District-2.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the following resolutions:

Subitem-A: (R-2002-1256)

Approving the final map.

Subitem-B: (R-2002-1257)

Authorizing a Subdivision Improvement Agreement with McMillin-NTC, LLC, for the installation and completion of public improvements.

Subitem-C: (R-2002-1258)

Authorizing a Secured Traffic Improvement Agreement with McMillin-NTC, LLC, for offsite traffic improvements.

Subitem-D: (R-2002-1364)

Authorizing a Landscape Maintenance Agreement with McMillin-NTC, LLC, for maintenance of landscaping and irrigation.

**CITY MANAGER SUPPORTING INFORMATION:**

This map proposes the subdivision of a 21.336 acre site into 12 lots for commercial development. It is located southeasterly of Lytton Street and Rosecrans Street in the Peninsula Community Planning Area. This land is City-owned; therefore the map requires City Council approval. On October 3, 2000 the Council of the City of San Diego approved City Council Resolution No. R-293939 for Vesting Tentative Map VTM-99-1076. The City Engineer has approved the final map and states that all conditions of the Tentative Map have been satisfied.

**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS (Continued)**

**RESOLUTIONS:(Continued):**

ITEM-S507: (Continued)

**CITY MANAGER SUPPORTING INFORMATION:** (Continued)

The public improvements required for this subdivision are shown in detail on Engineering Drawing Number 31118-1 -D through 31118-45-D, filed in the Office of the City Clerk under Micro Number 141.42. All improvements are to be completed within two years. The Engineer's estimates for the cost of public improvements is \$1,979,224.00. An agreement has been entered into and Performance Bonds in the above amount has been provided as surety. A cash bond in the amount of \$5,000.00 as determined by the surveyor's estimate, has been posted as surety for the setting of survey monuments.

This subdivision is located in the Peninsula Community Planning Area, which has impact fees established by City Council, to provide financing for public facilities necessary to support additional development. This development will be subject to those impact fees for the portions of the project which exceed existing development levels. In order to satisfy Section 6.1 1 (d) of the Naval Training Center Disposition and Development Agreement subdivider is entering into a Secured Traffic Improvement Agreement for the construction of offsite traffic improvements to Rosecrans Street, intersections of Rosecrans Street/Lytton Street, Rosecrans Street/Nimitz Blvd., Harbor Drive/Lee Court and Laning Road/Cushing Road. A bond in the amount of \$5,839,853 has been posted to assure the work.

Storm runoff discharge for this project will be conveyed through a series of grass-lined channels and inlets equipped with fossil filters. Once in the system, the water will be further treated by an oil/water separator before discharging into the boat channel. The proposed Naval Training Center project is estimated to generate approximately 7,600 average daily trips (ADT). 1,500 of these trips are estimated to occur on Interstate 8, which has an estimated near-term plus project volume of 227,950 ADT. The proposed Naval Training Center is required to construct an additional lane along the project's frontage on Rosecrans Street. NTC-Unit No.3 complete occupancy is expected to be 2007.

**FISCAL IMPACT:**

None.

Ewell/Broughton/GRB

**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS (Continued)**

**RESOLUTIONS:(Continued):**

ITEM-S508: Four actions related to the Final Subdivision Map of NTC - Unit No. 8:

(Peninsula Community Area. District-2.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the following resolutions:

Subitem-A: (R-2002-1259)

Approving the final map.

Subitem-B: (R-2002-1260)

Authorizing a Subdivision Improvement Agreement with McMillin-NTC, LLC, for the installation and completion of public improvements.

Subitem-C: (R-2002-1261)

Authorizing a Secured Deferred Improvement Agreement with McMillin-NTC, LLC, for construction of Kincaid Road, Halsey Road, and sewer improvements.

Subitem-D: (R-2002-1366)

Authorizing a Landscape Maintenance Agreement with McMillin-NTC, LLC, for maintenance of landscaping and irrigation.

**CITY MANAGER SUPPORTING INFORMATION:**

This map proposes the subdivision of a 15.745 acre site into 6 lots for future hotel development. It is located northerly of Harbor Drive and easterly of Rosecrans Street in the Peninsula Community Planning Area. This land is City-owned; therefore the map requires City Council approval. On October 3, 2000 the Council of the City of San Diego approved City Council Resolution No. R-293939 for Vesting Tentative Map No. 99-1076. The City Engineer has approved the final map and states that all conditions of the Tentative Map have been satisfied.

**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS (Continued)**

**RESOLUTIONS:(Continued):**

ITEM-S508: (Continued)

**CITY MANAGER SUPPORTING INFORMATION:** (Continued)

The public improvements required for this subdivision are shown in detail on Engineering Drawing Number 31309-1 -D through 31309-19-D, filed in the Office of the City Clerk under Micro Number 141.43. All improvements are to be completed within two years. The Engineer's estimates for the cost of public improvements is \$351,399.00. An agreement has been entered into and Performance Bonds in the above amount has been provided as surety. A cash bond in the amount of \$3,000.00 as determined by the surveyor's estimate, has been posted as surety for the setting of survey monuments. This subdivision is located in the Peninsula Community Planning Area, which has impact fees established by City Council, to provide financing for public facilities necessary to support additional development. This development will be subject to those impact fees for the portions of the project which exceed existing development levels. Storm runoff discharge for this project will be conveyed through a series of grass-lines channels and inlets equipped with fossil filters. Once in the system, the water will be further treated by an oil/water separator before discharging into the boat channel.

In order to satisfy Conditions 19a and 20e of the tentative map, subdivider is entering into a Secured Deferred Improvement Agreement for the construction of Kincaid Road, Halsey Road and sewer improvements. Although final plans and estimates for the improvements have not yet been prepared, the City Engineer has approved a preliminary estimate in the amount of \$913,693.00, and a bond in that amount has been posted. The proposed Naval Training Center Unit 8 project is estimated to generate approximately 5,200 average daily trips (ADT). 1,000 of these trips are estimated to occur on Interstate 5, which has an estimated near-term plus project volume of 206,000 ADT. The proposed Naval Training Center is required to construct an additional lane along the project's frontage on Rosecrans Street. This project is expected to be completed in three to six years.

**FISCAL IMPACT:**

None.

Ewell/Broughton/GRB

**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS (Continued)**

**RESOLUTIONS:(Continued):**

ITEM-S509: Confirmation of Fire Chief Appointment.

(See memorandum from Michael T. Uberuaga, City Manager, dated April 5, 2002 with resumé attached.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the following resolution:

(R-2002-1328)

Council confirmation of the appointment by the City Manager of Jeff Bowman to be Chief of the Fire Department of the City of San Diego.

ADOPTION AGENDA, HEARINGS

SPECIAL HEARINGS:

ITEM-S510: Three actions related to Proposed Amendments to the Centre City Community Plan and Planned District Ordinance to Eliminate the Required 15-Foot View Corridor Setback Along Broadway East of Columbia.

(See memorandum from Centre City Development Corporation dated March 12, 2002. District-2.)

**CENTRE CITY DEVELOPMENT CORPORATION'S RECOMMENDATION:**

Adopt the resolutions in Subitems A and B and introduce the ordinance in Subitem C:

Subitem-A: (R-2002-1329)

Approving the Broadway Amendment to the Centre City Community Plan relating to view corridors.

Subitem-B: (R-2002-1339)

Certifying that Council has reviewed and considered information contained in the Secondary Study, the Final Master Environmental Impact Report for the Centre City Redevelopment Project as also supplemented by the Final Subsequent Environmental Impact Report for the Ballpark and Ancillary Development Projects, and making certain findings and determinations regarding the environmental impacts of the proposed elimination of the setback requirement of the community plan and Centre City Planned District Ordinance on Broadway between Columbia Street and Interstate 5.

Subitem-C: (O-2002-123)

Introduction of an Ordinance amending Chapter 10, Article 3, Division 19, of the San Diego Municipal Code (the Centre City Planned District Ordinance) relating to View Corridors.